This Instrument Prepared by:
Clements & Eubanks, PC
2494 N. Mount Juliet Rd., Ste. 200
Mount Juliet, TN 37122

From information furnished by the parties

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Affiant

Karen Johnson Davidson County
Batch # 1383903 DEEDQC
02/23/2026 08:35:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260223-0013922

STATE OF TENNESSEE)
COUNTY OF WILSON)

BRYSON NICHOLAS EUBANKS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/28/2028 WILSON COUNTY

Sworn to and subscribed before me
this 18th day of February, 2026.

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Barbara Jean Farmer 127 Archwood Drive Madison, TN 37122	Barbara Jean Farmer 127 Archwood Drive Madison, TN 37122	043 11 0 172.00

THIS CONVEYANCE is made by **Barbara Jean Farmer, heir at law of Clay B. Nipper,** (hereinafter "Grantor"), **to Barbara Jean Farmer** (hereinafter "Grantee").

WITNESSETH: That for and in consideration of the sum of Zero Dollars ($0.00), cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor hereby conveys, transfers, and quitclaims unto the Grantee all of Grantors' right, title and interest in and to the real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 36 on the Second Revised Plan of Myatt and Eagan's Subdivision of Lots Nos. 2 and 3, of Anderson Estates, as of record in Book 1424, page 150, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the Westerly margin of Archwood Drive at the common corner of Lots No. 36 and 37 on said plan; thence with the line between said two lots, Westerly 209 feet to the common corner of Lots Nos. 34, 35, 36 and 37 on said plan; thence with the line between said Lots Nos. 35 and 36, Northerly 154.2 feet to a monument in the Southerly margin of Dupont Avenue; thence with the Southerly margin of Dupont Avenue, Easterly 188.92 feet to a monument at the beginning of a curve; thence around a curve to the right, having a radius of 20 feet; Southeasterly 31.5 feet to a monument in the Westerly margin of Archwood Drive; thence with the Westerly margin of Archwood Drive Southerly 134.12 feet to the beginning.

BEING the same property conveyed to **Barbara Jean Farmer** by Affidavit of Heirship of record in Instrument No. 20260223-0013921, Register's Office for Davidson County, Tennessee, and BEING the same property conveyed to **Clay B. Nipper**, by **Jerry Lee Clay and wife Debra D. Clay,** by Warranty Deed of record in Instrument No. 00009324-0000068, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Financing Statement to Electric Power Board of Davidson County, Tennessee of record in Book 8569, Page 433.

This is improved property more commonly known as 127 Archwood Drive, Madison, TN 37115.

Witness by my hand this 18th day of February, 2026

Barbara Jean Farmer

STATE OF TENNESSEE.)
COUNTY OF WILSON)

On the 18th day of February, 2026, personally appeared before me, Barbara Jean Farmer, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the persons who executed the foregoing instrument and who acknowledged that she executed the same by her own free act and deed.

Witness by my hand and official seal

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028

